

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, May 10, 2022. The meeting can also be accessed by visiting the following link

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

**Board of Adjustment
Agenda**

May 10, 2022

12:00 Noon

Roll Call: Baker_____, Hatting_____, Burnell_____, Knaack_____,
Hammen_____.

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: July 16, 2021 Meeting Minutes

COMMUNICATIONS:

NEW BUSINESS:

1. Review a variance request (22-1) from Bolton and Mink on behalf of Merge Development for 1020 Main St requesting a variance from the minimum height that the finished floor elevation shall be no less than three (3) feet from grade for a residential unit in the C-3 Zone of Confluence Zoning District. The request is that the floor elevation be 2 feet 6 inches.

ADJOURN:

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, July 16th 2021. The meeting can also be accessed by visiting the following

link <https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

MINUTES OF THE BOARD OF ADJUSTMENT

21-6

July 16, 2021

The meeting was called to order by Chairperson Burnell at 12:00 pm.

Roll Call: Hatting P , Hammen P , Johnson P , Baker P

Also present: Tyler Avis,

APPROVAL OF AGENDA:

Baker made a motion to approve the agenda. Hammen seconded the motion. The Agenda was approved unanimously.

APPROVAL OF MINUTES:

Hammen made a motion to approve the minutes, Hatting seconded the motion. The Minutes were approved unanimously.

COMMUNICATIONS:

Avis explained he had received one phone call from a neighboring property, and they stated they had no issues with the request.

NEW BUSINESS:

1. Review an application (21-6) from Sam and Shawn Cox of 1504 Spencer St requesting a variance from the requirements related to the visibility triangle regulations implemented for fencing on a corner lot; specifically requesting to be able to box in the yard on the south side of the dwelling with a chain link fence vs having to angle it per the visibility regulations.

Burnell asked for any discussion.

Hammen stated that in his observations, it is not on a busy intersection, and the intersection is controlled. The sidewalks are also installed and he does not believe this would cause any issues with visibility.

Burnell stated that she also saw that this will be a chain link fence, and not a privacy fence.

Hammen also stated he believes that since it is a 4' tall fence, it won't hinder anything.

Baker moved to approve the variance request as it was written and explained. Johnson seconded the motion.


The roll call vote was as follows: Hatting Yes, Burnell Yes,
Hammen Abstain, Baker Yes, Johnson Yes. The motion passed.

Baker inquired about the information that was to be looked up from the previous minutes regarding the homeowner's association.

Avis explained that the only association that is in existence is the one that applies to the homeowners abutting the pond, and that the only other covenant was that manufactured homes were not permitted, which the City also would not permit as they must only be located in a mobile home park.

ADJOURN: Baker moved to adjourn the meeting. Hammen seconded the motion. The motion passed unanimously at 12:12 p.m.

ATTEST:



TYLER AVIS, SECRETARY

MEMORANDUM TO THE BOARD OF ADJUSTMENT

May 10, 2022

12:00 p.m.

Approval of June 16th, 2021 Meeting Minutes

OLD BUSINESS:

None

NEW BUSINESS:

1. Review a variance request (22-1) from Bolton and Mink on behalf of Merge Development for 1020 Main St requesting a variance from the minimum height that the finished floor elevation shall be no less than three (3) feet from grade for a residential unit in the C-3 Zone of Confluence Zoning District. The request is that the floor elevation be 2 feet 6 inches.

Staff Memo: Merge Development intends to construct a 4 story mixed use building at 1020 Main St. This will be the first structure built per the new C-3: Zone of Confluence Zoning Regulations. An issue was identified with how they would need to alter their 1st floor residential units to meet a stipulation on the regulations which states that the height of any 1st floor residential unit must be 3 feet from grade. The applicant requests a 6 inch variance from that requirement to allow the 1st floor residential units to be 2 feet 6 inches from grade. The applicant states that they are able to meet all other zoning requirements as shown by the included elevation drawing, and this will allow for them to move forward without greatly altering their design as submitted.

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, May 10th, 2022. The meeting can also be accessed by visiting the following link

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

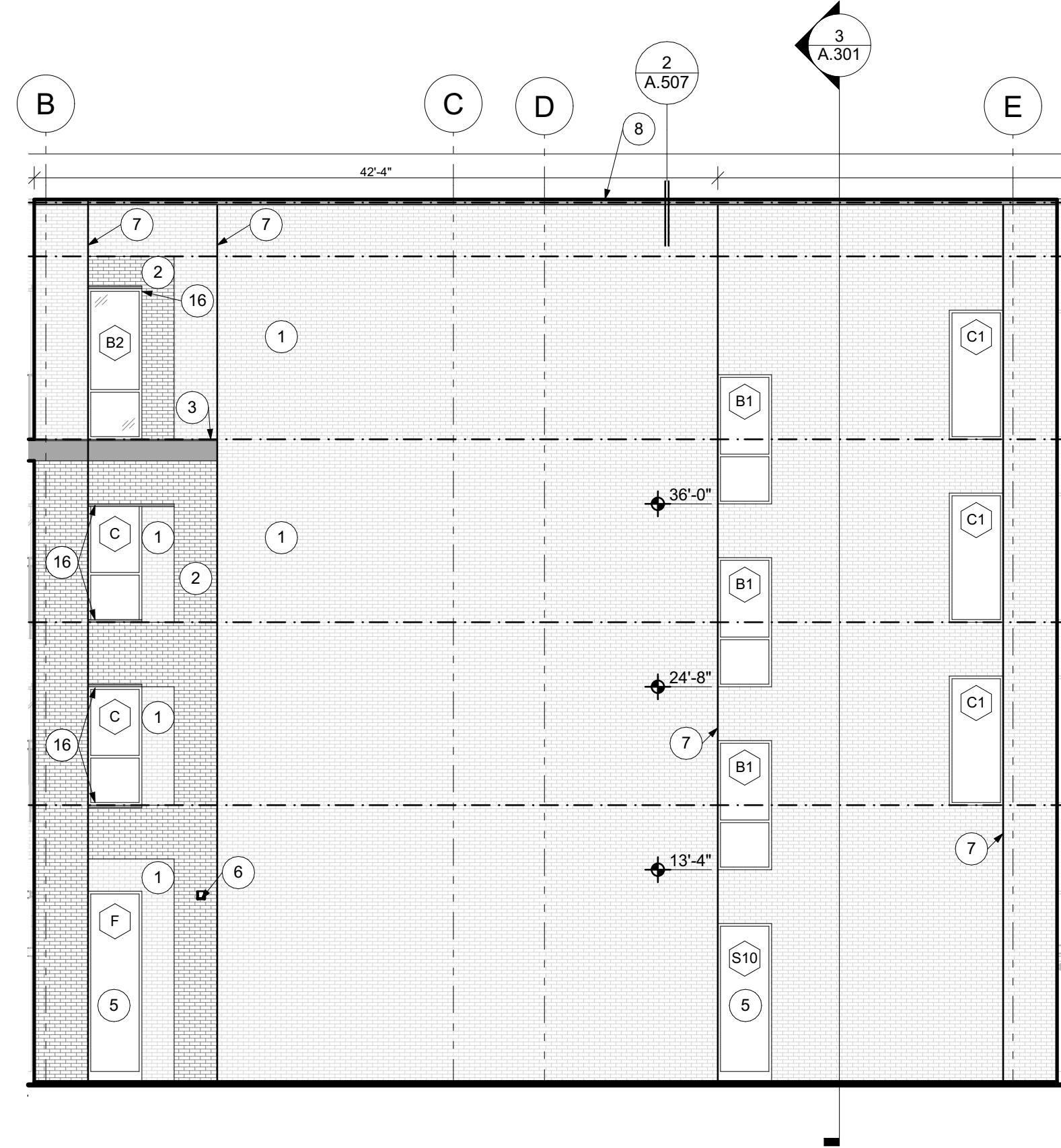
Respectfully submitted

Tyler Avis
Director of Building and Planning





3 WEST ELEVATION
A.201 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A.201 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
A.201 SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. BRICK MASONRY VENEER 1 (MV1)
2. BRICK MASONRY VENEER 2 (MV2)
3. CAST STONE HORIZONTAL TRANSITION - SEE DETAILS FOR PROFILE - SEE SPECIFICATIONS FOR PRODUCT INFORMATION
4. BALCONY TYPE 1 - PRE-MANUFACTURED, ENGINEERED ALUMINUM BALCONY WITH PICKET GUARDRAIL - REFER TO SPECIFICATIONS FOR DELEGATED DESIGN INFORMATION
5. ALUMINUM STOREFRONT SYSTEM - REFER TO SPECIFICATION FOR PRODUCT INFORMATION
6. EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL FOR PRODUCT INFORMATION
7. MASONRY EXPANSION JOINT
8. PREFINISHED COPING CAP - F1
9. HOLLOW METAL DOOR, PAINTED - SEE DOOR SCHEDULE
10. OVERHEAD COILING DOOR - SEE DOOR SCHEDULE
11. NOT USED
12. FIRE DEPARTMENT CONNECTION - REFER TO SPRINKLER
13. INTEGRAL SUN SHADE
14. SIGNAGE - PROVIDE ATTACHMENT AND POWER AS REQUIRED.
15. RAILING TYPE 1 - PRE-MANUFACTURED, ENGINEERED ALUMINUM PICKET GUARDRAIL - REFER TO SPECIFICATIONS FOR DELEGATED DESIGN INFORMATION.
16. 2"H x 8"D PAINTED HORIZONTAL FIN, 20GA
17. CATENARY LIGHTING WALL ANCHOR
18. AREA DASHED INDICATES UTILITY LOCATION REFERENCE - REFER TO MEP DRAWINGS
19. INTERNALLY LIT BUILDING/ TENANT SIGN. CONTRACTOR TO PROVIDE ELECTRICAL ROUGH-IN

A. ALIGN

GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 1020.54' CIVIL FFE.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING, UNLESS NOTED OTHERWISE, AND CENTERLINE OF OPENINGS.
4. ALL GWB WALLS AND CEILINGS TO BE PAINTED 'P1' UNLESS NOTED OTHERWISE.
5. ALL GWB WALLS TO HAVE RUBBER BASE UNLESS NOTED OTHERWISE.
6. KEY SPACES ARE DESCRIBED ON ENLARGED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN.
7. REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
8. REFER TO A.601 FOR WINDOW ELEVATIONS. WINDOW TAGS REFER TO THESE ELEVATIONS.
9. REFER TO A.601 FOR ROOM FINISH + DOOR SCHEDULES.
10. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF SHEATHING ABOVE.
11. ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that an application has been received from Bolton and Mink on behalf of Merge Development for 1020 Main St requesting a variance from the minimum height that the finished floor elevation shall be no less than three (3) feet from grade for a 1st floor residential unit in the C-3 Zone of Confluence Zoning District. The request is that the floor elevation be 2 feet 6 inches.

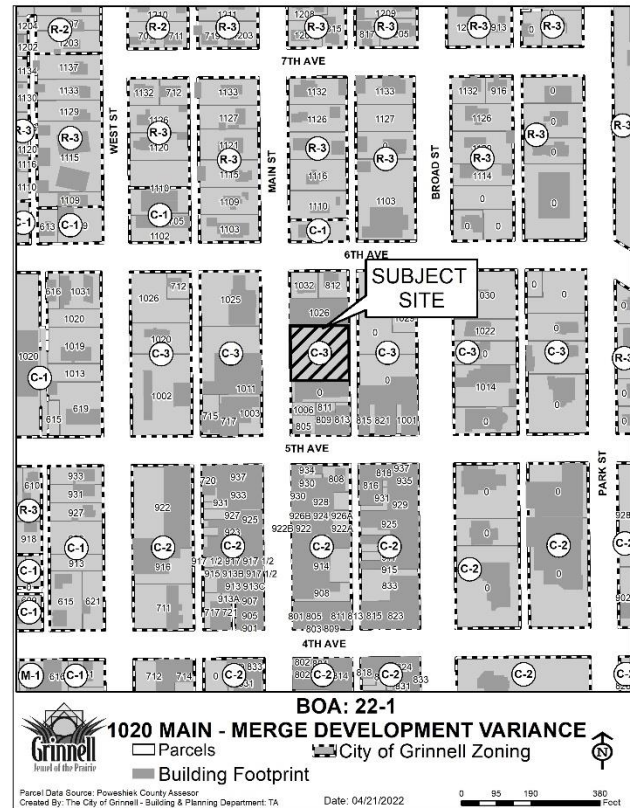
You are further notified that the time and place of the public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, May 10, 2022. The meeting can also be accessed by visiting the zoom link below or entering the meeting id and passcode.

Tyler Avis
Director of Building & Planning

Legal Notice
Publish: 4-25-2022

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRC2dZM0RJRTVCckxaQT09>

Meeting ID: 646 868 5281 Passcode: 12345



PUBLIC NOTICE

**The Board of Adjustment of the City of Grinnell will meet on May 10, 2022 at 12:00 p.m. to review a variance request (22-1) from Bolton and Mink on behalf of Merge Development for 1020 Main St requesting a variance from the minimum height that the finished floor elevation shall be no less than three (3) feet from grade for a residential unit in the C-3 Zone of Confluence Zoning District. The request is that the floor elevation be 2 feet 6 inches. You are further notified that the time and place of the public hearing will be in the City Council Chambers at 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, May 10, 2022. The meeting can also be accessed by visiting the zoom link below or entering the meeting ID and passcode. <https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>
Meeting ID: 646 868 5281 Passcode: 12345**